

MOTION BY SUPERVISOR YVONNE B. BURKE

OCTOBER 14, 2008

The County owns an office building at 3965 South Vermont Avenue, Los Angeles, along with an adjacent 200-vehicle parking facility (Parking Structure), which is occupied by the County's Probation Department and a non-profit entity. The Parking Structure is not utilized on the weekends and is considered surplus to County needs during that time.

Given that this County-owned site is located across from the University of Southern California (USC) campus and USC's prominence as a national football team, the demand for parking at USC home football games for the Los Angeles Coliseum exceeds the capacity of the campus and local facilities. USC has three more home games this year scheduled for November 1 against Washington, November 8 against California, and November 29 against Notre Dame (Proposed Dates). All games are anticipated to be sellouts; for example, parking rates in the local area escalated to over \$40 per space for the recent USC victory over Ohio State.

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YAROSLAVSKY	_____
KNABE	_____
ANTONOVICH	_____
BURKE	_____

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The Exposition Park West Asset Leasing Corporation (EPWLAC), a non-profit corporation, is the landlord of the County's Department of Public Social Services facility at 3833 South Vermont, Los Angeles. EPWLAC has agreed to facilitate the short-term management of the County-owned Parking Structure, whereby it will provide a parking operator, parking attendant, security guards and post-event cleanup at the Parking Facility for the Proposed Dates. The parking operator will set the parking rates, collect the parking fees for use of the Parking Structure, and provide the County and EPLAWC with equal shares of the net proceeds, after an accounting of the operating expenses has been established and deducted from the gross revenue. The County shall receive a copy of the accounting records and its share of the net proceeds within 10 days after each event is held.

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS:

1. Make a finding that the Parking Structure located at 3965 South Vermont Avenue, Los Angeles is surplus to any present or foreseeable County needs for the Proposed Dates;
2. Make a finding that the proposed use of the Parking Structure is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 and Class 1 Subsection (r) of the County's Environmental Document Reporting Procedures and Guidelines (Existing Facilities);
3. Make a finding that the use of the Parking Structure shall serve a public purpose, which will benefit the County of Los Angeles and its residents; and

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4. Instruct and authorize the Chief Executive Office to issue a Permit to EPWALC which will accommodate the use of the Parking Structure during the Proposed Dates, conditioned upon the County and EPWALC receiving equal shares of the net proceeds, after the accounting of the operating expenses has been established and deducted from the gross revenue. The County shall receive a written copy of the accounting records establishing the operating expenses and its equal share of the net proceeds within ten days after each Proposed Date has passed.